



## The Stock Transfer Process

### Your Community, Your Voice

Vision Homes Lambeth (VHL) is hoping to undertake a stock transfer of housing within the Patmos area of Lambeth, from the ownership of the London Borough of Lambeth to VHL. The proposal would result in the named tenants within the 234 Council-owned properties in the area voting on if they would like the ownership of their home transferred to VHL or if they would like to stay under the ownership of Lambeth Council.

**VHL will empower local residents and invest in the future of the Patmos area** – unlocking opportunities for much-needed improvements to the homes and environment.

### The process

Throughout the consultation process, we will be engaging with residents to hear what improvements you would like to see and answering any questions you might have about the process or the benefits of VHL becoming your landlord.



#### STAGE 1

All council residents within the Patmos area will receive an Offer Document from Lambeth Council which will set out the VHL Offer, against what is currently provided by the Council. You will then have the opportunity to provide feedback on this offer.

Following this, all feedback will be reviewed and a decision will be made on if the proposal should go to ballot.



#### STAGE 2

If the decision is made to allow the ballot to go ahead, you will receive a letter from the Council, outlining any changes to the original offer and confirming the ballot.

An anonymous ballot process will then be conducted by an independent organisation, with Council tenants that are named on the tenancy agreements being able to vote.

If the majority of tenants who take part in the ballot vote in favour of the transfer, the Council then seeks the approval of the Greater London Authority (the GLA), and a date will be agreed for when ownership and management of your home would be passed to VHL.





## Our Offer to Tenants

### Your Community, Your Voice

We strongly believe that the proposal will improve the quality of homes for all current Council tenants and ensure that all work undertaken is to a high quality, putting the priorities of residents first. Below is detailed information about what the offer includes and how it will improve the area if residents vote to transfer to Vision Homes Lambeth as their landlord.

### Key Benefits of Vision Homes' Offer

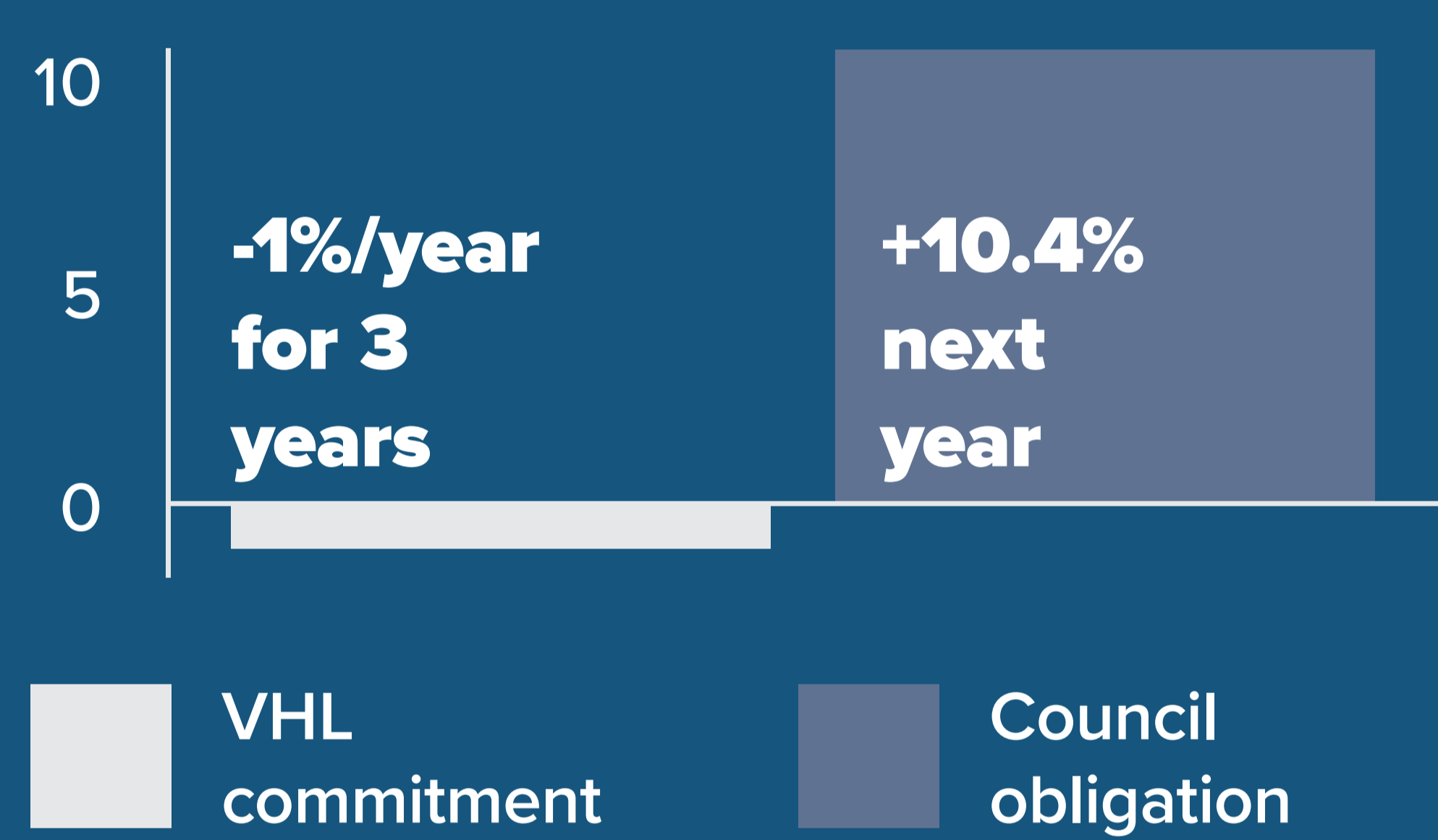
The offer includes many benefits for Council tenants over remaining with the Council as their landlord. These include:



#### RENT DECREASES

VHL understands that the cost of everything is increasing due to the cost-of-living crisis. That is why we have committed to **lowering rents across the Patmos area by 1% a year, for the first three years following the transfer.** This compares with the Council, which has a legal obligation to increase rents in line with inflation each year, currently expected to equate to an expected rise of 10.4% next year, with subsequent rent increases over the following years.

#### POSSIBLE RENT COST CHANGES



#### GREATER ACCOUNTABILITY

We will put residents at the heart of everything we do, ensuring a **collaborative, community-driven, bottom-up approach to housing management.** Local residents will be represented on the Vision Homes Lambeth Management Board, ensuring that residents' views are **heard and well-represented.**



#### HOME IMPROVEMENTS

We will ensure that within the first 5 years additional work is carried out to reflect the needs and priorities of residents. We are proposing an initial investment into the Patmos area of **£4.4 million, which is an average of £18,790 per home,** to cover the first five-year period.



#### LOCAL OFFICE

Having a local, on-site office which provides face-to-face local service for the community and is run by people you know, and trust is something we know is important to residents.





## Our Offer to Tenants

*Your Community, Your Voice*

### IMPROVING HOMES AND DELIVERING SERVICES

Vision Homes Lambeth will improve homes and services for local residents in a number of ways:

We are committed to supporting community schemes in the local area, as well as committing to offer a range of further schemes. For example, we will set up a 'Community Chest' with an upfront investment of £60,000 to support local activities in the first year and £30,000 a year over the next nine years.

We are proposing an initial investment into the Patmos area of **£4.4 million** to cover the first five-year period. This is an average of **£18,790 per home over the first five years.**

We are proposing a maximum investment into the Patmos area of **£13.5 million** to cover years 6 – 30, to carry out improvements and repairs.

We are committed to raising standards across the Patmos area, ensuring that residents' needs are met, and your homes not only meet, but exceed required standards.

We will provide a responsive, efficient, high-quality service for residents which improves the current housing services.

We will undertake a programme of long-term major repair and improvement works

We will investigate Home Zones, Traffic Management alternatives and Fire Prevention, as well as **Cost of Living initiatives.**

Leaseholders living within the Patmos area will also see benefits from the stock transfer, as the area in general will benefit from the greater investment.

We will spend significantly more on improving and maintaining tenanted homes on the Patmos area than Lambeth Council would be able to.





PACCA TMO

## Vision Homes Lambeth and the Community

**Vision Homes Lambeth will take a resident-centred approach to housing management:**

We will source the majority of services from local SMEs and will work with local providers to develop skills to allow residents to access opportunities for work in the area.

We will take a collaborative, community-driven, bottom-up approach to housing management, ensuring that residents' views are heard and well-represented.

We will put residents and the local community at the heart of everything we do.

There will be tenant members on the **Vision Homes Lambeth Management Board**, to ensure that the voices of local people are heard.

There will also be a **Residents Working Group (RWG) and Leaseholder Forum** set up to ensure continuing engagement and involvement of local people.

We will put the needs of local residents first by providing:  
A local housing office in the Patmos area at 81 Lothian, providing residents with a clear one stop shop for support and advice, improving accountability.

VHL will run several youth activities programmes from the Community Centre at 81 Lothian Road, to engage young people.

### How to get involved!



Visit our website – [www.visionhomeslambeth.com](http://www.visionhomeslambeth.com) – to find out more information on the stock transfer process and the benefits of Vision Homes Lambeth's offer, as well details of future events.

#### CONTACT US

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#### FOLLOW US ON SOCIAL MEDIA

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